estate agents auctioneers

hollis morgan

15, 4 Redcliffe Parade West, Redcliffe, Bristol, BS1 6SP

£325,000

Hollis Morgan - Located on the top floor of this elegant recent Georgian conversion with commanding views over the Bristol harbourside below and within easy reach of local transport links, restaurants and commercial hubs.

- Top Floor Apartment
- One Spacious Double Bedroom
- Additional Study Room
- Breath Taking Water Views
- Spacious Open Plan Living Space
- High Quality Finish
- Residents Parking Available
- Fantastic Location

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

The Property
An elegant and sophisticated recently converted block of luxurious apartments ideally located within walking distance of a huge range of amenities and overlooking the harbour below.

The property has been impeccably finished using quality fixtures and fittings throughout creating a sensational and luxurious place to live, within keeping of the period of the property.

Situated on the top floor, the flat is accessed via a sophisticated communal entrance hallway and then either by stair or lift.
The apartment is spacious throughout and the open plan living space which takes full advantage of the spectacular view of the water and harbour below.
The stylish and timeless kitchen provides plenty of storage and is beautifully finished with a solid marble worktop and includes a range of fully integrated NEFF appliances including; induction hob, extractor hood, oven, fridge/freezer and dishwasher.
The living space provides plenty of space for both comfortable sitting and dining areas.

With views from the rear of the building the bedroom is a generous space filled with plenty of natural light thanks to a large window.
Fully tiled with marble effect tiles, the modern bathroom completes the accommodation and features a mains fed shower over bath, basin, WC and heated towel rail.
In addition, there is a separate study room and a large utility cupboard off the entrance hallway as well as a secure storage vault and bike store.

Location
Redcliffe Parade West is sat prominently on an elevated road overlooking the water and Redcliffe Quay and very conveniently located to take advantage of the City Centre, Train Station, excellent commuter links as well as the exciting Wapping Wharf.

Wapping Wharf has rapidly become a much-loved part of Bristol, reflecting the independent spirit for which Bristol has become famous. From sourdough pizzas to organic fruit and vegetables, and from freshly baked bread to specialist coffees, Wapping Wharf is home to a plethora of independent eateries, spanning everything from fine dining to street food. The neighbourhood is also a popular shopping hotspot, with a florist, jeweller's, art gallery and clothing shop among the array of places to explore. Visitors are truly spoilt for choice with a barber's, yoga studio, massage and nail studio also based in this flourishing quarter. Gaol Ferry Steps, the tree-lined, pedestrianised route running through Wapping Wharf, has cafes, restaurants and shops located along either side, while CARGO brings together a range of independent traders housed within converted shipping containers. The area is located on the edge of Bristol's beautiful waterfront, with views across the glistening harbourside.

Other Information
Leasehold. Residue of 250 years
Ground Rent: £200 per annum
Management Fee: £105pcm

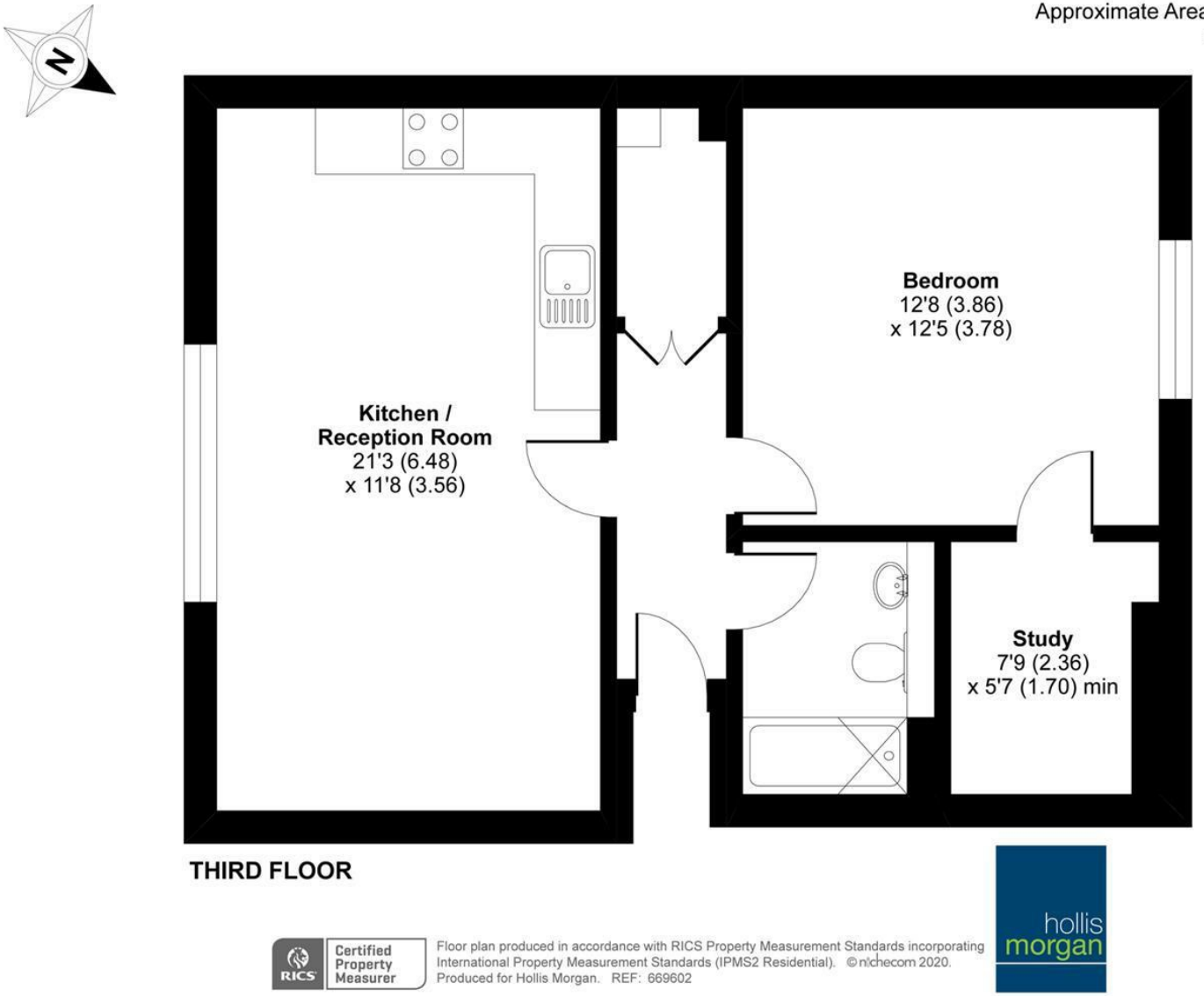
Council Tax Band: C

Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Redcliffe Parade West, Redcliffe, Bristol, BS1

Approximate Area = 587 sq ft / 54.5 sq m

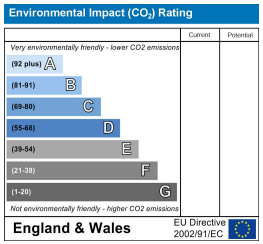
For identification only - Not to scale



THIRD FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 669602



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